



1775 NOTTINGHAM TRAIL, Punta Gorda, FL, 33980

Condo

Bedroom: 2

Bathroom: 2 Full / 0 Half

Square feet: 1506 A/C & 2035.00 Total

Neighborhood: Kings Gate, Port Charlotte

Prior Taxes: \$ 4,173

Water View: Lake, Pond

Year Built: 2022

MLS: C7490836

Listed By: RE/MAX PALM PCS

GORGEOUS LAKEFRONT /Golf Course & striking FOUNTAIN VIEWS with AFFORDABLE MAINTENANCE in the GATED golf course/active resort of Kings Gate, a 55+ community. FURNITURE NEGOTIABLE. Great curb appeal on this almost brand new 2022 built 2 bedroom, 2 bathroom, 2 car garage with bonus office Villa having abundant natural light and high ceilings that immediately welcomes you. This open concept has a spacious living room and separate dining

room with spectacular views straight through the screened lanai giving you the grand Florida lifestyle you have dreamed of, bringing the nature filled outside, straight inside from most rooms. The richly appointed kitchen features quartz countertops, large pantry, modern wood cabinets, stainless appliances, under cabinet lighting, convenient breakfast bar and subway tiled backsplash so entertaining is a breeze. Serenity awaits, this master bedroom is very spacious with big walk in closets plus large ensuite master bath with private commode, dual sinks and grand open glass enhanced shower. Guests will enjoy their privacy also with guest suite on separate side of home plus another modern decor bathroom. Inside laundry with WASHER/DRYER INCLUDED., FULL 2 CAR GARAGE, IMPACT WINDOWS & SLIDERS, no need to wait on building, this one is move in ready! This active 55+ community provides a myriad of exciting activities with a full-time Activities Director, an Olympic-sized heated swimming pool and spa, exercise and fitness center, lighted clay surfaced tennis courts, billiards and computer room and so much more. Other planned activities and outings for your pleasure are not limited but include pickleball, bocce, lawn bowling, shuffleboard, horseshoes, mahjongg, cards & crafts. Enjoy onsite full service Lions Den Restaurant/ bar with Tuesday night Karaoke and monthly trivia contests, ballroom, plus a 18-hole golf course. A golf cart ride takes you to the nearby Winn Dixie shopping plaza, offering access to groceries, a drug store, banking, restaurants, and more. Boat or RV storage is available for a separate fee, adding a layer of convenience to the already desirable lifestyle this community embodies. Low cost HOA-covered amenities such as irrigation water, lawn care, roof maintenance, exterior paint, termite, & pressure washing. Discover the extraordinary lakeside living experience waiting for you, with unparalleled views, luxurious amenities, and an active community lifestyle, DONT MISS THIS OPPORTUNITY. Schedule your showing today and make this exceptional residence yours.